




Reference number 2873

Member of the Fire Protection Association of Australia

Lot 190, DP 16902, 25 The Outlook, Bilgola Plateau, 2107.

Thursday, 11 June 2020

| | | | |
|---|---|--|------------|
| Prepared and certified by: | Matthew Willis BPAD – Level 3 Certified Practitioner Certification No: BPD-PA 09337 |  | 11/06/2020 |
| Can this proposal comply with AS3959-2018 (inc section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019)? | Yes | | |
| What is the recommended AS 3959-2018 level of compliance? | BAL-29 and BAL-19 | | |
| Is referral to the RFS required? | No | | |
| Can this development comply with the requirements of PBP? | Yes | | |
| Plans by "Rama Architects" (Appendix 1) dated. | 25/6/2020 | | |

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Bushfire Risk Assessment

Thursday, 11 June 2020

Contact

Briana Raymond

Rama Architects

Shop 6. 20 Avalon Parade

Avalon Beach NSW 2107

0412 767 029

Subject Property

Lot 190, DP 16902

25 The Outlook

Bilgola Plateau 2107

BUSHFIRE RISK ASSESSMENT CERTIFICATE

THIS FORM IS TO BE COMPLETED BY A RECOGNISED CONSULTANT IN BUSHFIRE RISK ASSESSMENT IN ACCORDANCE WITH SECTION 79BA 1(b) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 NO 203

| | |
|--|--|
| Property Address | Lot 190, DP 16902, number 25 The Outlook Bilgola Plateau |
| Description of the Proposal | Alterations and additions to an existing dwelling |
| Plan Reference | 25/6/2020 |
| BAL Rating | BAL-29 and BAL-19 |
| Does the Proposal Rely on Alternate Solutions? | No |

I, **Matthew Willis of Bushfire Planning Services Pty Ltd** have carried out a bushfire risk assessment on the above-mentioned proposal and property. A detailed Bushfire Assessment Report is attached which includes the submission requirements set out in Appendix 4 of Planning for Bushfire Protection 2006 together with recommendations as to how the relevant Specifications and requirements are to be achieved.

I hereby certify, in accordance with Section 4.14 of the Environmental Planning and Assessment Act 1979 No 203:

1. That I am a person recognised by the NSW Rural Fire Service as a qualified consultant in bushfire risk assessment; and
2. That subject to the recommendations contained in the attached Bushfire Risk Assessment Report the proposed development conforms to the relevant specifications and requirements*

*The relevant specifications and requirements being specifications and requirements of the document entitled Planning for Bush Fire Protection prepared by the NSW Rural Fire Service in co-operation with the Department of Planning and any other document as prescribed by Section 4.14 of the Environmental Planning and Assessment Act 1979 No 203.

I am aware that the Bushfire Assessment Report, prepared for the above-mentioned site is to be submitted in support of a development application for this site and will be relied upon by Northern Beaches (Pittwater) Council as the basis for ensuring that the bushfire risk management aspects of the proposed development have been addressed in accordance with Planning for Bushfire Protection 2006.

| | |
|---|---------------------------|
| REPORT REFERENCE | Thursday, 11 June 2020 |
| REPORT DATE | Thursday, 11 June 2020 |
| CERTIFICATION NO/ACCREDITED SCHEME | FPA A BPAD A BPD-PA 09337 |

Attachments:

- Bushfire Risk Assessment Report
- Recommendations

SIGNATURE: ---  ----- **DATE:** -----Thursday, 11 June 2020

Contents.

| | | |
|------|---|----|
| 1 | Executive Summary. | 5 |
| 2 | General. | 6 |
| 3 | Block Description. | 6 |
| 4 | Vegetation. | 8 |
| 5 | Known constraints on subject block. | 11 |
| 6 | Slope. | 11 |
| 7 | Utilities. | 12 |
| 7.1 | Water. | 12 |
| 7.2 | Electricity | 13 |
| 7.3 | Gas | 13 |
| 8 | Access/Egress. | 13 |
| 9 | Compliance with Planning for Bushfire Protection setbacks. | 13 |
| 10 | Siting. | 14 |
| 11 | Construction and design. | 14 |
| 12 | Utilities. | 15 |
| 12.1 | Water. | 15 |
| 12.2 | Electricity and Gas. | 15 |
| 13 | Asset Protection Zone (APZ). | 15 |
| 14 | Landscaping. | 16 |
| 15 | Constraints on the subject block. | 17 |
| 16 | Access/Egress. | 17 |
| 17 | Compliance or non compliance with the specifications and requirements for bushfire protection measures. | 18 |
| 18 | Conclusions. | 19 |
| 19 | References. | 20 |
| 20 | Appendix 1 - Plans . | 21 |
| 21 | Appendix 2 | 27 |

1 Executive Summary.

Bushfire Planning Services has been requested by Briana Raymond from Rama Architects to supply a bushfire compliance report on lot 190, DP 16902, 25 The Outlook, Bilgola Plateau.

The works proposed for the subject lot are for the alterations and additions to an existing dwelling, see attached plans for details.

The subject lot is on the eastern side of The Outlook and at its closest point to the hazard the proposed new work has a separation distance to the east of approximately 39m.

The vegetation that is considered to be the hazard to this proposal is situated on land that slopes down slope away from the property at an angle of approximately 18.24° deg.

The vegetation that is mapped as the hazard to this proposal has been identified by the use of the SydneyMetroArea_V3_2016_E_4489 vegetation overlay as available from the New South Wales Office of Environment and Heritage. The vegetation has been identified as Coastal Escarpment Littoral Rainforest with a state form of Rainforests.

Reference is made to a previous Development Application for a neighbouring property, number 19 the Outlook, RFS reference DA 18080214350 AP (attached as appendix 2). The RFS in their advice to Council recommended a BAL 29 construction standard for this property. This construction level would not be possible unless the RFS acknowledged the classification of the mapped hazard as Rainforest.

This assessment errs on the side of caution. Arguably the neighbouring properties to the east could be considered managed land as, at the time of inspection, the rear yard of the adjacent property was managed as garden. See recent aerial photograph on page 10.

Notwithstanding the above, the adjacent rear yard contains vegetation that was not strictly in line with the requirements of an Asset Protection Zone however it is considered that it will act as one in so much as it would reduce the passage of fire due to the presence of a damp drainage line passing through/by the property.

The outcomes recommended in this assessment are in keeping with the previous recommendations to council from the RFS for the neighbouring property.

The remaining vegetation within the study area is contained within the boundaries of established allotments and is managed land and of low threat to this proposal.

The calculations and assumptions outlined in this report show that the development will be required to comply with the construction requirements of AS 3959-2018 BAL-29 on its exposed northern, eastern and southern aspects, BAL-19 on the western aspects and the additional construction requirements contained within section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019.

The following table is a summary of the pertinent findings of this assessment.

| Aspect | North | East | South | West |
|--|--------------|-------------------------|--------------|--------------|
| Vegetation type | Managed land | Managed land/rainforest | Managed land | Managed land |
| Slope | N/A | 15-20 degrees downslope | N/A | N/A |
| Setback within lot 190 | N/A | 39m | N/A | N/A |
| Setback outside lot 190 | N/A | 0m | N/A | N/A |
| Total setback | N/A | 39m | N/A | N/A |
| Bal level | N/A | 29 | N/A | N/A |
| <p><i>Note: The above table is a summary of the significant variables used to determine the highest BAL for this proposal. THIS TABLE IS NOT INTENDED FOR CONSTRUCTION! Only the highest BAL level is shown, aspects marked as N/A will still have a BAL. Refer to section 11 for construction requirements for these other aspects.</i></p> | | | | |

2 General.

This proposal relates to the alterations and additions to an existing dwelling on the subject lot and its ability to comply with the rules and regulations for building in a bushfire prone area.

The methodology used on this report is based on Planning for Bushfire Protection 2019 (PBP) as published by the New South Wales Rural Fire Service.

Any wording that appears in *blue italics* is quotes from Planning for Bushfire Protection 2019. Some of the measurements used in this report have been taken from aerial photographs and as such are approximate only.

3 Block Description.

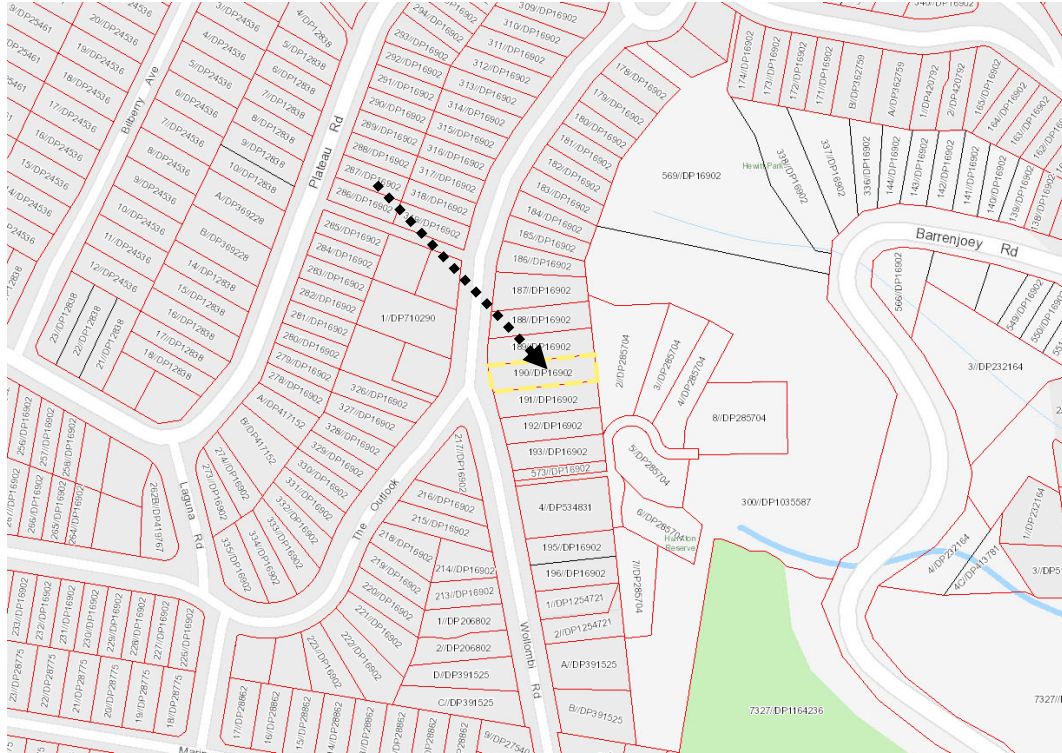
The subject block is situated on the eastern side of The Outlook in an established area of Bilgola Plateau.

The lot currently contains a multi-level class 1 dwelling.

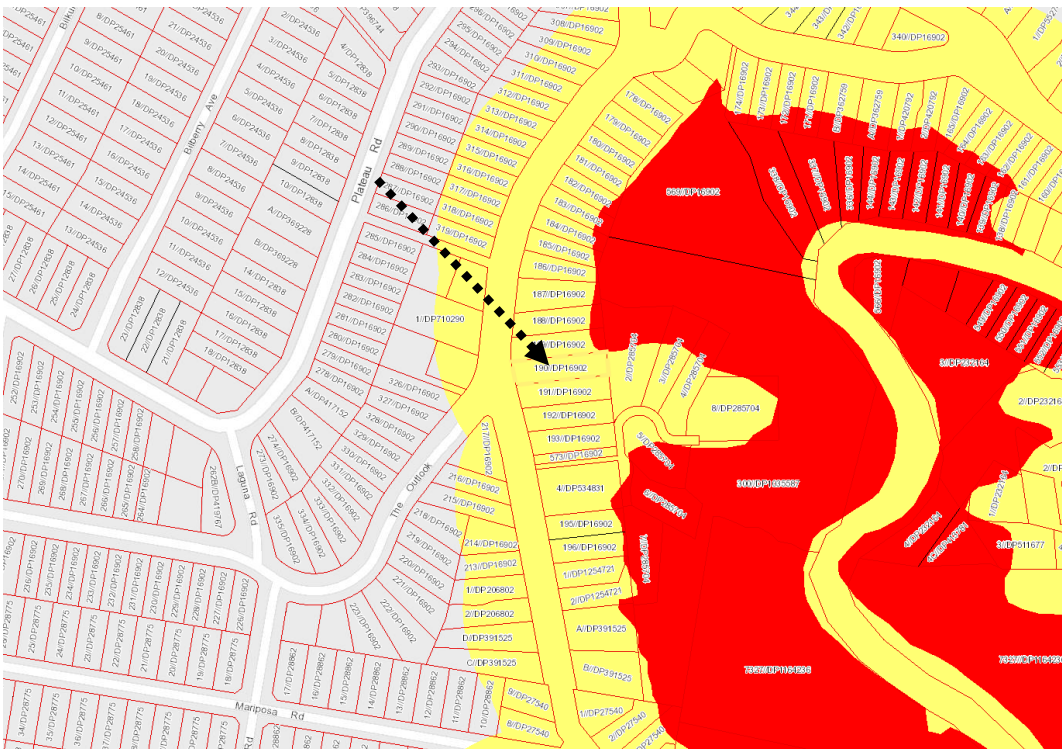
The lands surrounding the proposed site on the subject lot to a distance of at least 39m contain existing development or land that is otherwise not considered to be a significant bushfire hazard.

- Lot; 190
- DP; 16902.

- LGA; Northern Beaches (Pittwater).
- Area; 928.5m2.
- Address; 25 The Outlook, Bilgola Plateau.



Map 1 shows the cadastral layout around the subject lot.



Map 2 is an extract from the councils' bushfire prone land map. The map shows lot 190 to be within the buffer zone of category 1 bushfire vegetation.

4 Vegetation.

The study area for the vegetation is 140m surrounding the subject block.

The vegetation within the study area for this development is considered to be largely managed land.

The major potential hazard to this development is the vegetation within an area of undeveloped land to the east.

The predominate vegetation has been mapped in the SydneyMetroArea_V3_2016_E_4489 vegetation overlay as Coastal Escarpment Littoral Rainforest.

Coastal Escarpment Littoral Rainforest is described as;



Coastal Escarpment Littoral Rainforest is found on protected escarpment slopes and gullies along the New South Wales coast. It prefers clay soils that derive either from shale layers in sandstone bedrock or from down-slope enrichment from shale capping above.

Unlike other rainforests in the Sydney area it can occur some distance from the sea in protected situations at the foot slopes of major scarps or in deep, protected harbour gullies. Inland sites are all exposed to maritime influences arising from low-lying harbour-side positions or from strong sea breezes that blow across the coastal plain.

Depending on the degree of exposure the rainforest canopy may be tall or wind-sheared and at some sites may have a sparse cover of emergent eucalypts.

*The floristic composition of this rainforest reflects both littoral and warm temperate influences. Lilly pilly (*Acmena smithii*), cabbage tree palm (*Livistona australis*), sweet pittosporum (*Pittosporum undulatum*), scentless rosewood (*Synoum glandulosum*) and cheese tree (*Glochidion ferdinandi*) are the most frequently recorded trees although a wide variety of other rainforest species are encountered less consistently.*

Coachwood (Ceratopetalum apetalum), a tree species commonly recorded in sandstone warm temperate rainforests, is infrequently recorded here. The ground is a cover of ferns, broken only by fallen trees and rock outcrops.

A diversity of vines and climbers are present between the upper canopy and the forest floor. The community is found up to four kilometres from the coastline but only where mean annual rainfall exceeds 1200 millimetres and elevation is less than 140 metres above sea level.

The community is present on sheltered slopes of the lower Hacking River, the Sydney eastern suburbs escarpment, the Warringah escarpment and Pittwater peninsula. It occurs between Newcastle and Batemans Bay in the Sydney Basin Bioregion.

The following red area on the overlaid aerial photograph indicates the Littoral Rainforest.



The area of mapped rainforest within the neighbouring property to the East surrounds a small drainage ditch and is semi managed rainforest. The remainder of the neighbouring property is not considered to be a bushfire hazard. The subject property is indicated by the yellow arrow.

For the purpose of this assessment and compliance with Planning for Bushfire Protection this area of undeveloped land is considered to be Rainforest and is the hazard to this proposal.



Photo 1 - An overview of the vegetation within the general area.



Photo 2 is a closer view of the vegetation in the area.

Table 1 outlines the vegetation orientation and distance from the development area.

| Aspect | North | East | South | West |
|-------------------------------|--------------|-------------------------|--------------|--------------|
| Vegetation type | Managed land | Managed land/rainforest | Managed land | Managed land |
| Setback within lot 190 | N/A | 39m | N/A | N/A |
| Off-site setback | N/A | 0m | N/A | N/A |
| Total setback | N/A | 39m | N/A | N/A |

Table 1 - Any aspect marked with "N/A" in the table above indicates that it is considered there is none or only a secondary hazard in that direction.

5 Known constraints on subject block.

I have not been informed or know of any places of cultural or environmental significance within the boundaries of the subject block.

Given the nature of the surrounding land it is considered highly unlikely that anything of significance will be affected by this development.

6 Slope.

The slope of the land beneath the hazard that is most likely to influence bushfire behaviour has been calculated by topographical map analysis to a distance of 100m from the subject lot.

An extract of the topographical map for the area is shown below and the relevant slope analysis is shown in

| Run | Starting height (m) | Finish height (m) | Length of run (m) | Height difference (m) | Slope (deg) |
|-----|---------------------|-------------------|-------------------|-----------------------|-------------|
| 1 | 71.124 | 40.693 | 84.05 | -30.431 | -19.9 |
| 2 | 78.421 | 41.745 | 111.826 | -36.676 | -18.16 |
| 3 | 76.754 | 44.357 | 99.529 | -32.397 | -18.03 |
| 4 | 88.942 | 42.424 | 141.155 | -46.518 | -18.24 |

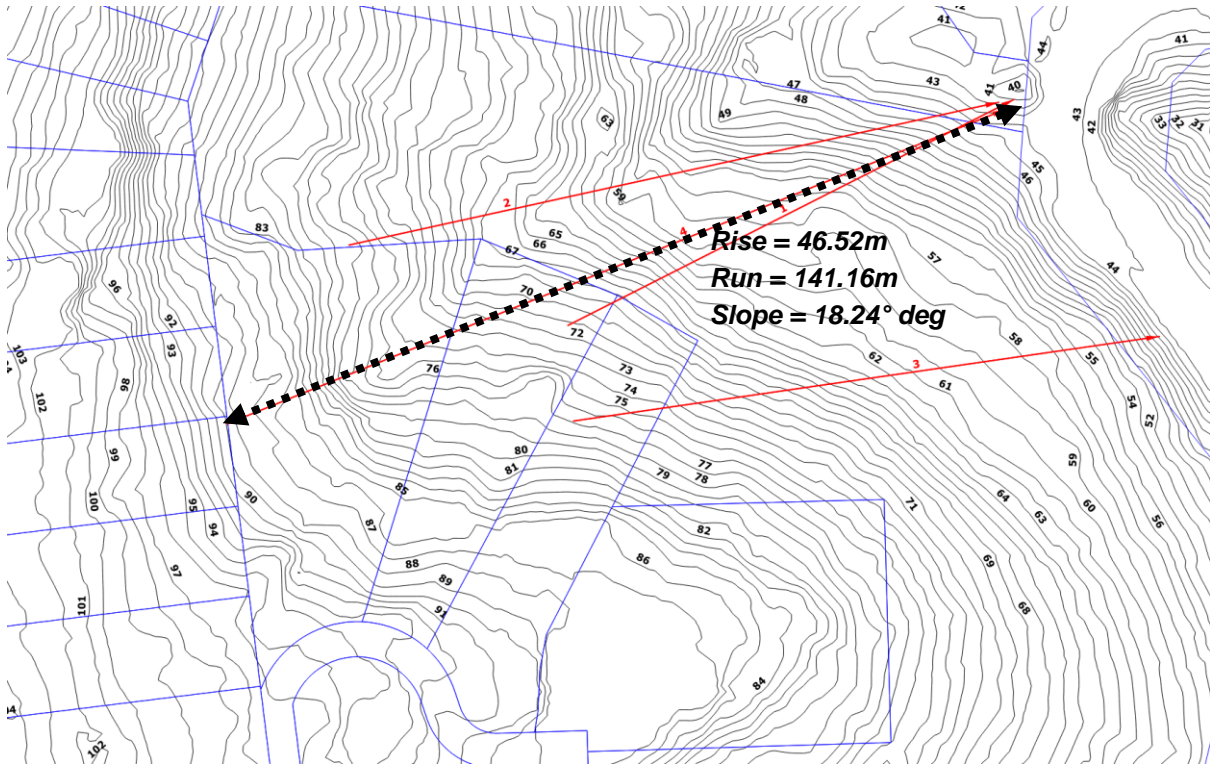
Table 2.

The following table shows the details of the slope "runs" as outlined on the map above.

| Run | Starting height (m) | Finish height (m) | Length of run (m) | Height difference (m) | Slope (deg) |
|-----|---------------------|-------------------|-------------------|-----------------------|-------------|
| 1 | 71.124 | 40.693 | 84.05 | -30.431 | -19.9 |
| 2 | 78.421 | 41.745 | 111.826 | -36.676 | -18.16 |

| | | | | | |
|---|--------|--------|---------|---------|--------|
| 3 | 76.754 | 44.357 | 99.529 | -32.397 | -18.03 |
| 4 | 88.942 | 42.424 | 141.155 | -46.518 | -18.24 |

Table 2 – The above details show the variables and outcomes use in each “run” as shown in the previous map.

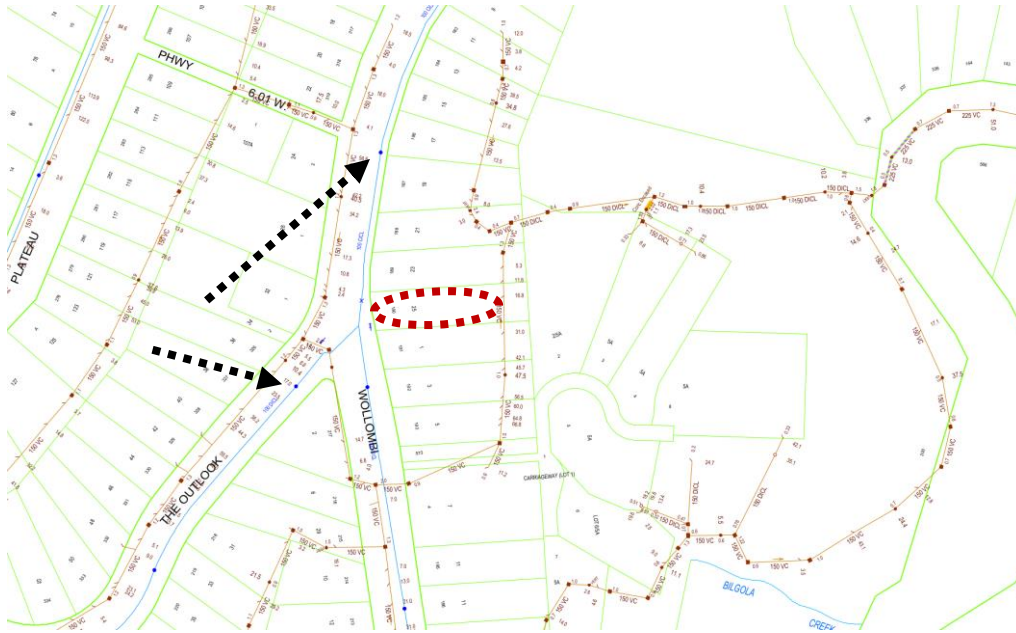


7 Utilities.

7.1 Water.

The subject block will be serviced by a reticulated water supply.

The following map is an extract from Sydney waters hydrant map. Hydrants are indicated by a blue dot on a blue line. As can be seen there is at least one hydrant point indicated within close proximity of the property.



7.2 Electricity

Mains electricity is available to the block.

7.3 Gas

It is unknown if either bottled or mains gas is to be altered or installed in this proposal.

8 Access/Egress.

Access to the development site will be via a short private driveway from The Outlook.

All roads in the vicinity are considered to be capable of carrying emergency services vehicles and pedestrian access onto the lot is also considered to be adequate.

Analysis of development and recommendation.

9 Compliance with Planning for Bushfire Protection setbacks.

Based on the development design, vegetation classification, effective slope estimates and setback distance already outlined in this report the subject development will be required to comply with the deemed to satisfy construction requirements of AS 3959-2018 BAL-29 and the RFS requirements on all fire prone aspects.

The following table is an extract from table A1.12.5 of Planning for Bushfire Protection 2019. This table is used to calculate the BAL for a proposal in an area with an FDI of 100.

The variables that have already been outlined in this assessment are highlighted in red with the highest BAL highlighted in yellow.

| > 15 > 20 DEGREES – DOWNSLOPE | Keith Vegetation Formation | BUSH FIRE ATTACK LEVEL (BAL) | | | | |
|-------------------------------|---|------------------------------|----------|----------|----------|-----------|
| | | BAL-FZ | BAL-40 | BAL-29 | BAL-19 | BAL-12.5 |
| | Rainforest | < 23 | 23 -< 30 | 30 -< 42 | 42 -< 56 | 56 -< 100 |
| | Forest (wet and dry sclerophyll) including Coastal Swamp Forest, Pine Plantations and Sub-Alpine Woodland | < 46 | 46 -< 56 | 56 -< 73 | 73 -< 92 | 92 -< 100 |
| | Grassy and Semi-Arid Woodland (including Mallee) | < 24 | 24 -< 32 | 32 -< 44 | 44 -< 59 | 59 -< 100 |
| | Forested Wetland (excluding Coastal Swamp Forest) | < 19 | 19 -< 26 | 26 -< 37 | 37 -< 50 | 50 -< 100 |
| | Tall Heath | < 19 | 19 -< 25 | 25 -< 36 | 36 -< 49 | 49 -< 100 |
| | Short Heath | < 11 | 11 -< 15 | 15 -< 23 | 23 -< 32 | 32 -< 100 |
| | Arid-Shrublands (acacia and chenopod) | < 7 | 7 -< 10 | 10 -< 16 | 16 -< 23 | 23 -< 100 |
| | Freshwater Wetlands | < 6 | 6 -< 8 | 8 -< 13 | 13 -< 18 | 18 -< 100 |
| | Grassland | <13 | 13 -< 17 | 17 -< 26 | 26 -< 36 | 36 -< 50 |

For the purpose of this assessment the eastern aspect has been chosen as the most potentially hazardous aspect due to the effective slope, potential run of fire and the prevailing fire weather of the area.

10 Siting.

The current site provides adequate separation between the proposed building and surrounding vegetation for a compliant structure to be built.

Recommendation;

Nil

11 Construction and design.

All new work is to be undertaken in accordance with the relevant requirements of the BCA and AS3959 2009. The following recommendations are a minimum level of construction. Constructing the proposal to a higher level than that recommended is allowable under AS3959.

Recommendation; all new work to the northern, eastern and southern aspects.

1. New construction on the northern, eastern and southern aspects shall comply with the requirements of section 3 of Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" and,
2. New construction on the northern, eastern and southern aspects shall also comply with the requirements of BAL-29 Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" and the additional construction requirements contained within section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019.

Recommendation; all new work to the western aspect.

3. New construction on the western aspects shall comply with the requirements of section 3 of Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" and,
4. New construction on the western aspects shall also comply with the requirements of BAL-19 Australian Standard AS3959-2018 "Construction of buildings in bush fire-prone areas" and the additional construction requirements contained within section 7.5, 7.5.1, 7.5.2, 7.5.3, 7.5.4 (where applicable) of the Rural Fire Services document Planning for Bushfire Protection 2019.
5. New roofing valleys and guttering should be fitted with a non-combustible leaf protection to stop the accumulation of debris.

AS-3959 2018 is now available as PDF for free from;

https://infostore.saiglobal.com/en-au/standards/as-3959-2018-122340_saig_as_as_2685241/

12 Utilities.

12.1 Water.

The proposed development will have access to a reticulated water supply. There is at least one hydrant indicated within the required distance from the dwelling.

Recommendation;

Nil

12.2 Electricity and Gas.

Recommendation;

6. Any new electricity or gas connections are to comply with the requirements of table 7.4a of Planning for Bushfire Protection.

13 Asset Protection Zone (APZ).

The Asset Protection Zone is *"An area surrounding a development managed to reduce the bushfire hazard to an acceptable level. The width of an APZ will vary with slope, vegetation and construction level"*.

Recommendation;

7. At the commencement of building works and in perpetuity the entire property shall be managed as an Asset Protection Zone in accordance with the requirements of

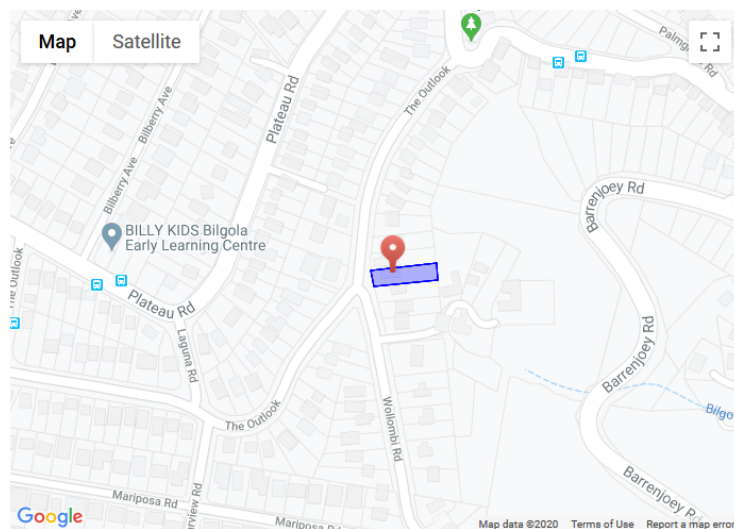
Planning for Bushfire Protection, the RFS document Standards for Asset Protection Zones and in a manner that does not create a bushfire hazard to the property.

It is noted that the subject lot is currently within a designated “10/50” bushfire vegetation management area.

It is suggested that all the vegetation within the subject block, and, with the neighbours' permission, any vegetation within the surrounding blocks is managed in accordance with the 10/50 code of practice available from <http://www.rfs.nsw.gov.au/plan-and-prepare/1050-vegetation-clearing?a=18453>

What are you allowed to do under the 10/50 rule? (FAQ) <https://www.rfs.nsw.gov.au/plan-and-prepare/1050-vegetation-clearing>

Your Property



Your 10/50 search result

You have conducted a search of the 10/50 online tool for the land identified in the map above. This search result is valid for the date the search was conducted.

Please retain a copy of this search result for your records as evidence the 10/50 rules were applicable to your clearing on the day you undertook the clearing.



The parcel of land you have selected is located in a designated 10/50 vegetation entitlement clearing area. You must read the [10/50 Code of Practice](#) carefully to ensure that you are only clearing in accordance with the 10/50 Code. For more information see our [frequently asked questions](#).

You may only clear vegetation in accordance with the 10/50 Code, including (but not limited to the following conditions):

14 Landscaping.

No specific landscaping plan has been provided as part of this assessment.

Recommendation;

8. Any new fencing is to be constructed in accordance with section 7.6 of Planning for Bushfire Protection 2019.
9. Any new landscaping to the site is to comply with the principles of Appendix 4 and section 3.7 of Planning for Bush Fire Protection 2019. In this regard the following

landscaping principles are, where applicable, to be incorporated into the development¹:

- Suitable impervious areas being provided immediately surrounding the building such as courtyards, paths and driveways;
- Grassed areas/mowed lawns/ or ground cover plantings being provided in close proximity to the building;
- Restrict planting in the immediate vicinity of the building which may over time and if not properly maintained come in contact with the building;
- Maximum tree cover should be less than 30%, and maximum shrub cover less than 20%;
- Planting should not provide a continuous canopy to the building (i.e. trees or shrubs should be isolated or located in small clusters);
- When considering landscape species consideration needs to be given to estimated size of the plant at maturity;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such timber garden furniture way from the building; and
- Use of low flammability vegetation species.
-

15 Constraints on the subject block.

None known.

Recommendation;

Nil

16 Access/Egress.

¹Refer to referenced documents for a complete description.

All roads in the area are considered to be capable of handling emergency service vehicles. Access from the roadway onto the property is also considered to be adequate for firefighting purposes.

Recommendation

Nil

17 Compliance or non compliance with the specifications and requirements for bushfire protection measures.

| | |
|---|---|
| APZ A defensible space is provided onsite. An APZ is provided and maintained for the life of the development. | Achievable with the implementation of the recommendations in section 13 |
| SITING AND DESIGN: Buildings are sited and designed to minimise the risk of bush fire attack. | Achievable with the implementation of the recommendations in section 10 |
| CONSTRUCTION STANDARDS: It is demonstrated that the proposed building can withstand bush fire attack in the form of wind, smoke, embers, radiant heat and flame contact. | Achievable with the implementation of the recommendations in section 11 |
| ACCESS Safe, operational access is provided (and maintained) for emergency services personnel in suppressing a bush fire while residents are seeking to relocate, in advance of a bush fire, (satisfying the intent and performance criteria for access roads in sections 4.1.3 and 4.2.7). | Achievable with the implementation of the recommendations in section 16 |
| WATER AND UTILITY SERVICES: <ul style="list-style-type: none"> adequate water and electricity services are provided for firefighting operations Gas and electricity services are located so as not to contribute to the risk of fire to a building. | Achievable with the implementation of the recommendations in section 12 |
| LANDSCAPING: <ul style="list-style-type: none"> it is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind driven embers to cause ignitions. | Achievable with the implementation of the recommendations in section 14 |

18 Conclusions.

Based on the above report and with the implementation of the recommendation contained within this report the consent authority should determine that this development can comply with the requirements of AS 3959-2018 and 'Planning for Bushfire Protection' guidelines.

The recommendations contained within this report are to be implemented in their entirety. Changing one aspect may have an adverse effect on the rest of the recommendations.

Bushfires are affected by many external influences such as climactic conditions, vegetation type, moisture content of the fuel, slope of the land and human intervention to name a few and are difficult to predict.

This report does not intend to provide a guarantee that the subject property will survive if a bushfire should impact the surrounding area. The purpose of this report is to show the developments level of compliance or in some cases non-compliance with the New South Wales legislation regarding building in bushfire prone areas.

Where non-compliance is found measures will be suggested that should make the building less susceptible to the various attack mechanisms of a bushfire and comply with the performance requirements of the Building Code of Australia.

The opinions expressed in this report are based on the writers' experience and interpretation of the relevant guidelines and standards. Notwithstanding the above, these guidelines and standards are open to interpretation. All care has been taken to ensure that the opinions expressed in this report are consistent with past successful outcomes.

Some of the information used in the compilation of this assessment has been provided by the proponent or the proponent's representatives. While we believe this information to be true and have accepted the information in good faith however this company or its representatives will not accept any responsibility if the provided information is determined to be incorrect.

This document is to assist the consenting authorities with their assessment of this proposal. The recommendations contained in this assessment reflect the normal conditions that are typically applied by the consent authority for a proposal such as this however the conditions of consent for the proposal will be supplied by the certifying authority on approval of the development and may not necessarily be the same as the recommendations of this assessment.

The recommendations in this assessment are for planning guidance only, construction details and compliance with all building requirements are the responsibility of the Architect/Designer, Builder and Certifier.

To avoid confusion, unless specifically referenced by the consenting authority, it is strongly recommended that once this proposal has been approved that this document is no longer referenced and that only the official conditions of consent as reflected in documentation by the certifying body are used for construction guidance.

If any further clarification is required for this report, please do not hesitate to contact me using the details above.

Yours Sincerely



Matthew Willis

Grad Dip Planning for Bushfire Prone Areas

Bushfire Planning Services Pty Limited

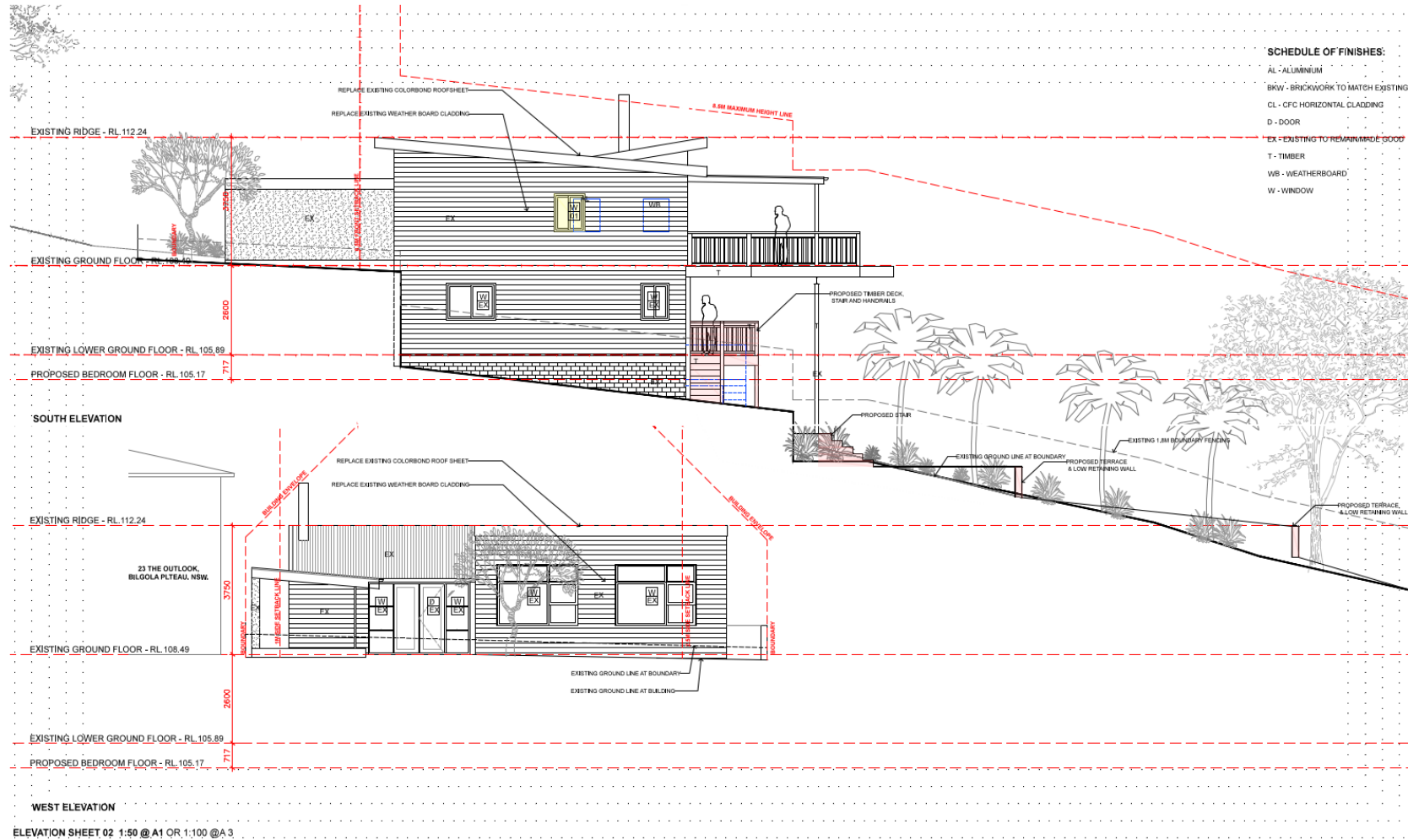
19 References.

- *Australian Building Codes Board (2019). National Construction Code Volume One - Building Code of Australia. ABCB*
- *Australian Building Codes Board (2019). National Construction Code Volume two - Building Code of Australia. ABCB.*
- *Keith, D.A. (2004). Ocean Shores to Desert Dunes: The Native Vegetation of New South Wales and the ACT. NSW Department of Environment and Conservation.*
- *National Association of Steel Framed Housing (2014). "Steel Framed Construction in Bush Fire Areas. NASH*
- *Ramsay, C and Rudolph, L (2003) "Landscape and Building Design for Bush fire Areas". CSIRO Publishing, Collingwood.*
- *Resources and Energy NSW (2016). ISSC 3 Guide for the Managing Vegetation in the Vicinity of Electrical Assets. NSW Government*
- *Rural Fire Service NSW (2005) "Standards for Asset Protection Zones"*
- *Standards Australia (2018). "AS 3959, Construction of buildings in bush fire prone areas".*
- *Standards Australia (2018). "AS/NZS 1530.8.1 Methods for fire tests on building materials, components and structures - Tests on elements of construction for buildings exposed to simulated bush fire attack - Radiant heat and small flaming sources".*
- *Standards Australia (2018). "AS/NZS 1530.8.2 Methods for fire tests on building materials, components and structures - Tests on elements of construction for buildings exposed to simulated bush fire attack - Large flaming sources".*
- *Standards Australia (2014). "AS/NZS 1596 The storage and handling of LP Gas".*

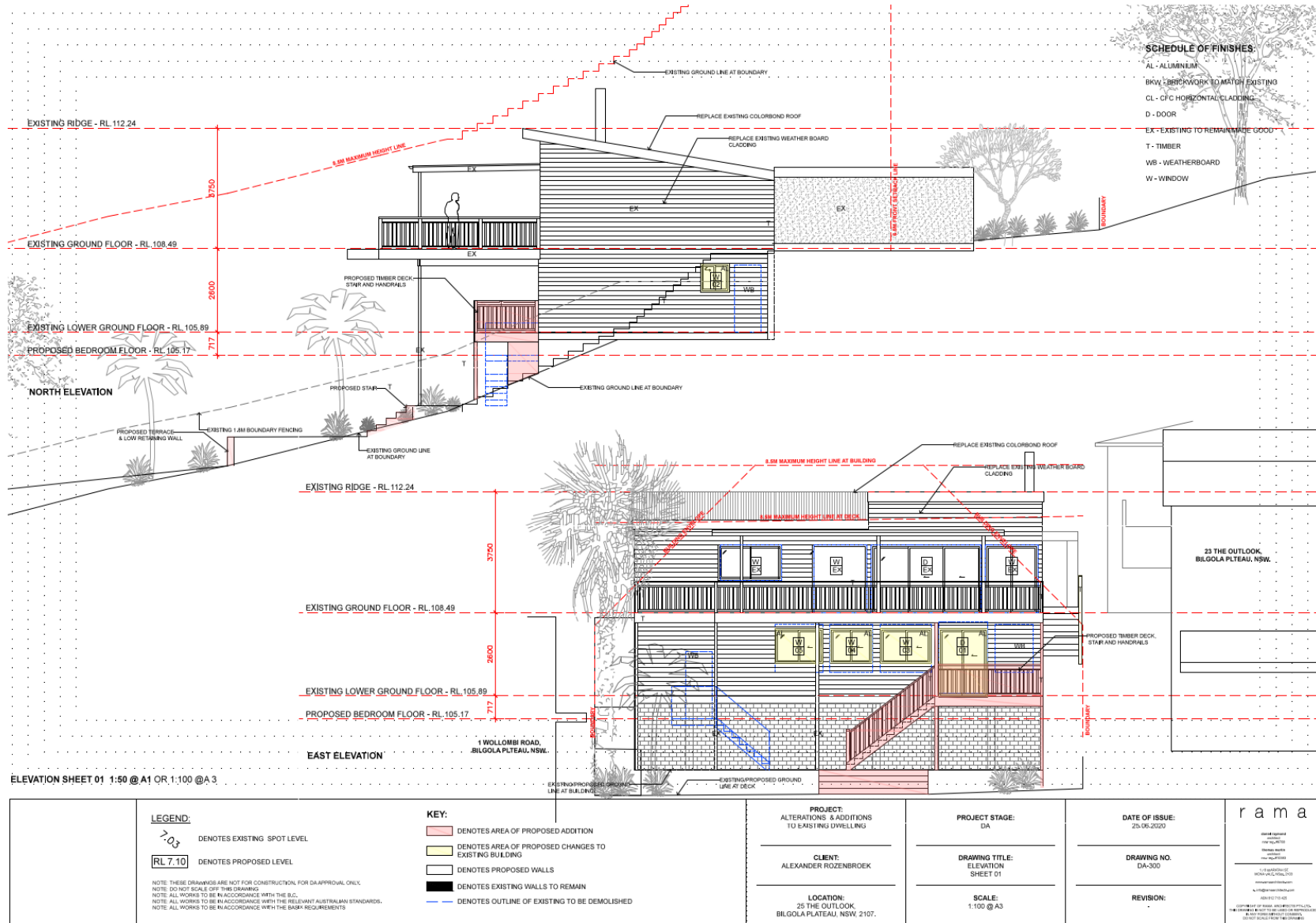


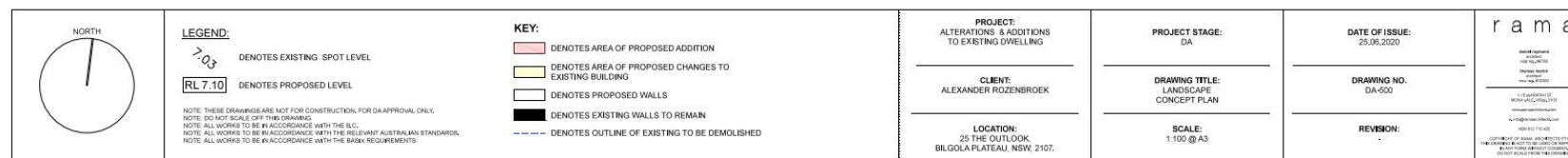
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| | <p>LEGEND:</p> <p> DENOTES EXISTING SPOT LEVEL</p> <p> DENOTES PROPOSED LEVEL</p> <p>RL 7.10</p> <p>NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION, FOR DA APPROVAL ONLY. NOTE: DO NOT SCALE OFF THIS DRAWING. NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE D.C. NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS. NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE DAIR REQUIREMENTS</p> | <p>KEY:</p> <p> DENOTES AREA OF PROPOSED ADDITION</p> <p> DENOTES AREA OF PROPOSED CHANGES TO EXISTING BUILDING</p> <p> DENOTES PROPOSED WALLS</p> <p> DENOTES EXISTING WALLS TO REMAIN</p> <p> DENOTES OUTLINE OF EXISTING TO BE DEMOLISHED</p> | <p>PROJECT: ALTERATIONS & ADDITIONS TO EXISTING DWELLING</p> <hr/> <p>CLIENT: ALEXANDER ROZENBROEK</p> <hr/> <p>LOCATION: 25 THE OUTLOOK, BELGOLA PLATEAU, NSW, 2107.</p> | <p>PROJECT STAGE: DA</p> <hr/> <p>DRAWING TITLE: LOWER GROUND FLOOR GENERAL ARRANGEMENT PLAN</p> <hr/> <p>SCALE: 1:100 @ A3</p> | <p>DATE OF ISSUE: 25.06.2020</p> <hr/> <p>DRAWING NO.: DA-100</p> <hr/> <p>REVISION:</p> | <p>rama</p> <p>RAMA ARCHITECTS 1/100 BELGOLA PLATEAU, NSW, 2107 02 9550 1234 www.rama.com.au</p> |
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| <p>LEGEND:</p> <p>7.03 DENOTES EXISTING SPOT LEVEL</p> <p>RL 7.10 DENOTES PROPOSED LEVEL</p> <p>NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION FOR DA/PROVAL ONLY. NOTE: DO NOT SCALE OFF THIS DRAWING NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE B.C. NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS. NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS</p> | <p>KEY:</p> <p>DENOTES AREA OF PROPOSED ADDITION</p> <p>DENOTES AREA OF PROPOSED CHANGES TO EXISTING BUILDING</p> <p>DENOTES PROPOSED WALLS</p> <p>DENOTES EXISTING WALLS TO REMAIN</p> <p>DENOTES OUTLINE OF EXISTING TO BE DEMOLISHED</p> | <p>PROJECT: ALTERATIONS & ADDITIONS TO EXISTING DWELLING</p> <p>CLIENT: ALEXANDER ROZENBROEK</p> <p>LOCATION: 25 THE OUTLOOK, BILGOLA PLATEAU, NSW 2107.</p> | <p>PROJECT STAGE: DA</p> <p>DRAWING TITLE: ELEVATION SHEET 02</p> <p>SCALE: 1:100 @ A3</p> | <p>DATE OF ISSUE: 25-06-2020</p> <p>DRAWING NO.: DA-301</p> <p>REVISION:</p> | <p>rama</p> <p>ARCHITECT 10/100 RIVERVIEW DRIVE BILGOLA PLATEAU NSW 2107 02 9437 1000 04 3300 1000 RAMA@RAMA.COM.AU</p> <p>CONSULTANT OF RECORD 10/100 RIVERVIEW DRIVE BILGOLA PLATEAU NSW 2107 02 9437 1000 04 3300 1000 RAMA@RAMA.COM.AU</p> |
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21 Appendix 2

All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

Telephone: 1300 NSW RFS
e-mail: records@rfs.nsw.gov.au

Headquarters
Locked Bag 17
Granville NSW 2142

Facsimile: 8741 5433



The General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Your Ref: DA2018/1251
Our Ref: D18/6640
DA18080214350 AP

ATTENTION: Claire Ryan

25 September 2018

Dear Sir/Madam

Development Application - 19 the Outlook Bilgola Plateau

I refer to your correspondence dated 30 July 2018 seeking advice regarding bush fire protection for the above Development Application in accordance with Section 4.14 of the 'Environmental Planning and Assessment Act 1979'.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following recommended conditions:

Asset Protection Zones

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:

1. At the commencement of building works and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Water and Utilities

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:

2. The provision of water, electricity and gas associated with the proposed works shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

3. New construction shall comply with section 3 and section 7 (BAL 29) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection' 2006'.

Landscaping

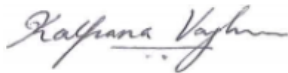
4. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

General Advice – consent authority to note

The NSW RFS was not able to verify the assessment set out in the bush fire report submitted with the application. The NSW RFS has therefore undertaken an independent assessment of the proposal to determine compliance with 'Planning for Bush Fire Protection 2006'.

Should you wish to discuss this matter please contact Alastair Patton on 1300 NSW RFS.

Yours sincerely



Kalpana Varghese
Acting Team Leader, Development Assessment and Planning

For general information on bush fire protection please visit www.rfs.nsw.gov.au